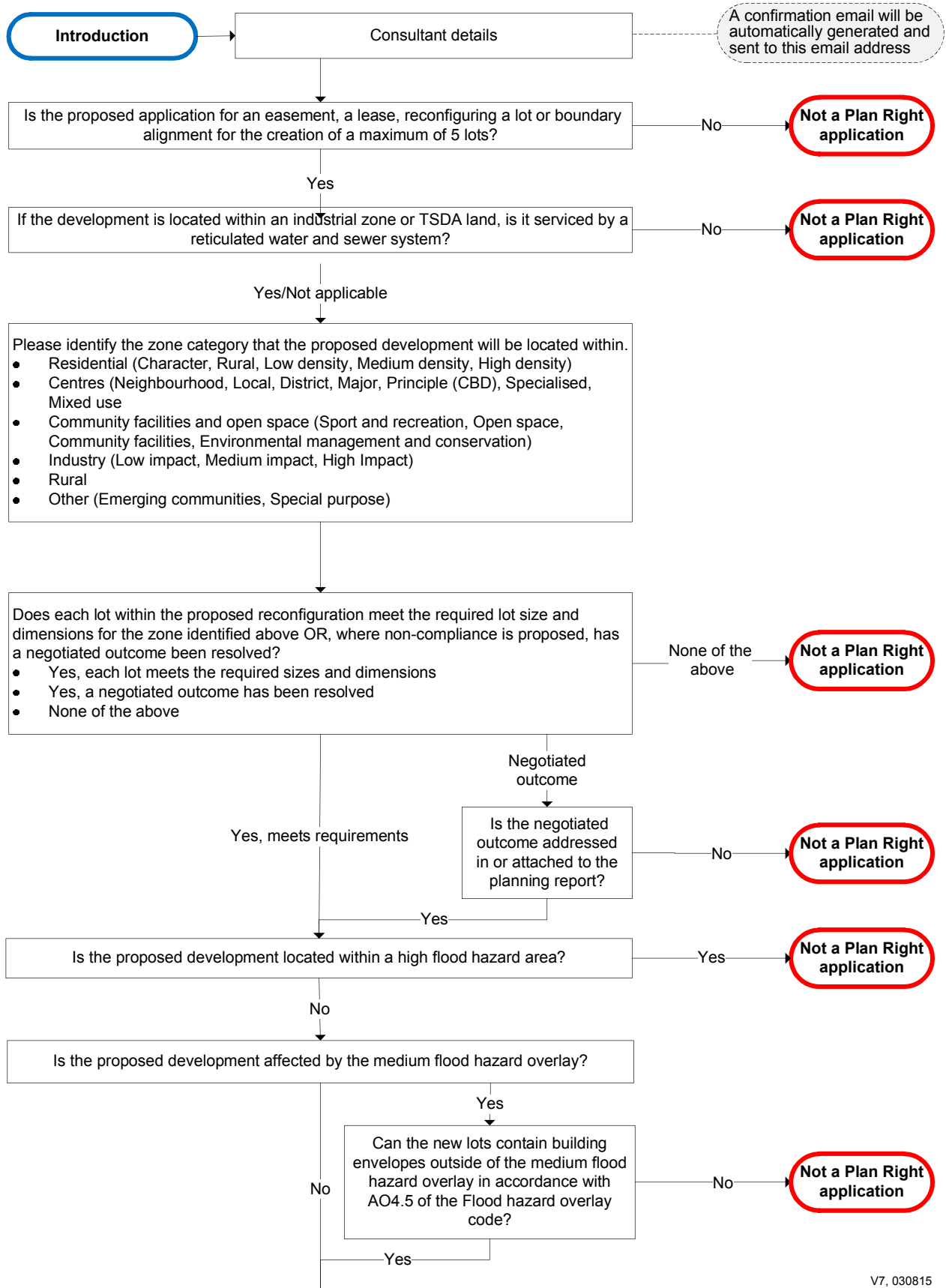


PLAN RIGHT

SIMPLY FASTER

Reconfiguring a lot,
boundary realignment,
easements and leases
up to five lots

Page 1



PLAN RIGHT

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Reconfiguring a lot,
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Page 2

continued...

If the application requires State referral, has early referral been undertaken in accordance with section 57 of the *Planning Act 2016*.

If no, the approval process will be delayed until a response has been provided.

Yes, no, not applicable

Does the application trigger assessment against the State Planning Policy?

Yes

Does the application address the requirements of the State Planning Policy?

No

Not a Plan Right application

No

Does the planning report address the relevant zone code and demonstrate how the development meets the purpose of the code?

No

Not a Plan Right application

Yes

Does the application achieve the overall outcomes and purposes of the Reconfiguring a lot code by addressing the Performance outcomes and/or Acceptable outcomes?

No

Not a Plan Right application

Yes

A reconfiguring a lot development may require a contribution to be provided or made. What form of contribution does this application propose?

- Provision of land
- Monetary contribution
- Embellishments to existing infrastructure
- Not applicable for this application

Reconfiguring a lot may also trigger assessment against one or more additional codes. Please indicate the codes applicable to this development.

- Healthy waters code
- Landscape code
- Works code
- Airport environs
- Bushfire hazard
- Coastal protection
- Cultural heritage
- Natural assets
- Extractive resources
- Flood hazard
- Landslide hazard
- Transport impact, access and parking code
- Water resource catchment
- None applicable

None applicable

Codes selected

Does the planning report address the relevant code/s and demonstrate how the development meets both the Performance outcomes and Acceptable outcomes?

No

Not a Plan Right application

Yes

PLAN RIGHT

SIMPLY FASTER

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Page 3

continued...

Have you included the boundary conditions for water and/or sewer in your planning report?

No

Not a Plan Right application

Yes

The proposed development will (indicate which one applies):

- result in an increase in demand greater than what is presently allowed for in the Townsville City Plan
- require water mains to be relocated or reconfigured as part of the proposed works, and those works are expected to change the hydraulics of the existing supply
- require water mains to be relocated or reconfigured as part of the proposed works, but will not affect the existing supply
- not require any modifications or alteration to the existing infrastructure
- not be located within an area serviced by reticulated water

Water infrastructure

Have you applied the Water and sewer network modelling guidelines by completing Form M1, found in SC6.4.3.23 in the Development manual planning scheme policy, to assess water infrastructure demand?

No

Not a Plan Right application

Yes

Attach the (water) network impact analysis

Does your assessment against the Water and sewer network modelling guidelines (SC6.4.3.23 in the Development manual planning scheme policy) indicate that new (water) trunk mains will be required to be constructed?

Yes

Not a Plan Right application

No

The proposed development will (indicate which one applies):

- result in an increase in load greater than what is presently allowed for the Townsville City Plan
- require existing sewer infrastructure to be relocated as part of the development, and such relocation may impact the hydraulics or operational functionality of the system (Note - End of line works are excluded from this requirement)
- require existing sewer infrastructure to be relocated as part of the development, but will not affect the hydraulics or operational functionality
- not require any modifications or alterations to the existing infrastructure
- not be located within an area serviced by reticulated sewer

Sewer infrastructure

Have you applied the Water and sewer network modelling guidelines by completing Form M1, found in SC6.4.3.23 in the Development manual planning scheme policy, to assess sewer infrastructure demand?

No

Not a Plan Right application

Yes

Attach the (sewer) network impact analysis

Does your assessment against the Water and sewer network modelling guidelines (SC6.4.3.23 in the Development manual planning scheme policy) indicate that new (sewer) trunk mains will be required to be constructed?

Yes

Not a Plan Right application

No

Has an infrastructure charges calculation been prepared for council's consideration using the online calculator tool?

Yes/No

If no, this will delay the approval process

Water and sewer services not reticulated

not serviced

not serviced

PLAN RIGHT

SIMPLY FASTER

Reconfiguring a lot,
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continued

Page 4

Attach all documents

Include, as relevant:

DA Form 1, correct owner's consent, referral agency response, site plan, allotment layout, planning report, network impact assessment (water and sewer), planning assessment, groundwater resource assessment, sediment and soil erosion plan, noise and vibration impact assessment, on-site waste disposal report, stormwater quality management plan, geotechnical assessment, acid sulphate soils investigation and management, bushfire management plan, pre-lodgement advice, advice from Plan Right officer

100MB max. each attachment.
Consider combining documents
into a single document if less
than 100MB, and attach at
'Cover sheet'.

Page 5

Essential requirements checklist

Please confirm that you have included the following mandatory information

- DA Form 1 (current version)
- Owner's consent
- Site plan
- Planning report
- Network impact statement (sewer) (if relevant)
- Network impact statement (water) (if relevant)

Site plan information (check if included or not applicable)

Please ensure the site plan includes the following information (included/not applicable):

- a north point
- the correct layout
- building envelope and all distances to boundaries
- location of any structures on the subject and adjoining lands
- any road frontages of the relevant land, including the name of the road
- all vehicle access points
- location of street trees
- location of infrastructure assets on site and within the road reserve (water, sewerage, power, phone and stormwater pits)
- retaining walls and their height
- contour information and/or spot levels

Payment method confirmation

- I wish to direct credit the fee to council's bank account. Please call council to gain crediting arrangements.
- I wish to pay by credit card. Please call council on 1300 878 001.
- Please charge to my invoice account with council.
- I will be posting a cheque to council.

If charging to invoice account,
must include account number.

Submit application